

SECTION 12.0 - PERMITS

12.1 PERMIT APPLICATIONS

It shall be unlawful to commence the excavation for, construction of, moving of, or alteration of any building including accessory buildings, until the County Zoning Officer has issued a building permit for such work.

Applications for a permit shall be made in triplicate to the County Zoning Officer on forms furnished by the County Zoning Officer and shall include the following where applicable:

Names and addresses of the applicant, owner of the site, architect, professional engineer, and contractor.

Description of the subject site by lot, block, and recorded subdivision; address of the subject site; type of structure, existing and proposed operation or use of the structure or site; number of employees; and the zoning district within which the subject site lies.

Plat of survey prepared by a registered land surveyor showing the location, boundaries, dimensions, elevations, uses, and size of the following: subject site, existing and proposed structures; existing and proposed easements, streets, and other public ways; off-street parking, loading areas and driveways; existing highway access restrictions; existing and proposed streets, side and rear yards. In addition, the plat of survey shall show the location, elevation, and use of any abutting lands and their structures within forty (40) feet of the subject site.

Proposed sewage disposal plan, if municipal sewerage service is not available. This plan shall be approved by the County Health Department which shall certify in writing that satisfactory, adequate, and safe sewage disposal is possible on the site as proposed by the plan, in accordance with applicable local, county and State Board of Health restrictions.

Proposed water supply plan, if municipal water service is not available. This plan shall be approved by the County Health Department and shall comply with the Illinois Water Well Construction Code..

Concrete, stone, wood, masonry, or other fences in a required front yard, of any R, RE, business or manufacturing district shall require permits. The Enforcing Officer shall also require permits for any fences or other structures within the sight triangle establishment at intersections. (See Section 4.6 Traffic Visibility.)

Each permit issued for a main building also shall cover any necessary structures or buildings constructed at the same time, on the same premises, and such permit for which it is issued until completion of construction or occupancy.

Any work or change in use authorized by permit, but not substantially started within ninety

(90) days shall require a new permit. A permit shall be revoked by the County Zoning Officer when he shall find from personal inspection or from competent evidence, that the rules or regulations under which it has been issued are being violated.

All applications and a copy of all permits issued shall be systematically filed and kept by the Enforcing officer in his office for ready reference.

No permit shall be required for:

1. Routine maintenance or repair of buildings, structures, or equipment such as repainting or re-roofing a building, or re-ballasting a railroad track.
2. Alterations of existing buildings having a replacement value of less than three hundred dollars (\$300).
3. Construction of a service connection to a utility system.
4. Highways, roads, and similar transportation structures, but not including buildings.

Application for conditional use permits under Section 3.41-4 shall be referred by the County Zoning Officer to the Zoning Board without delay.

No fee shall be charged for zoning permit for building or structures used or to be used solely for agricultural purposes, as defined in this ordinance.

When constructing a new dwelling or when a fire or natural disaster renders a dwelling unit unfit for habitation, the temporary use of a recreational vehicle on the property is permitted during the construction, rehabilitation or reconstruction of the dwelling unit, provided that:

1. The request for use of a recreational vehicle shall be included with a building permit application for the construction, rehabilitation, or reconstruction of the dwelling unit.
2. Such a permit will be issued without charge for the recreational vehicle during construction.
3. The recreational vehicle shall be located at least ten (10) feet from the dwelling unit and shall meet all applicable side and rear setbacks for the principal structure.
4. The Zoning Officer shall require appropriate health department permits for water supply and sewage disposal prior to the issuance of the permit.
5. Use of the recreational vehicle for permanent habitation shall cease upon

completion of the construction, rehabilitation, or reconstruction of the dwelling unit.

6. The maximum length of the use of the recreational vehicle shall be one (1) year but may be extended by the Planning & Zoning Committee if the need for such continuance is demonstrated.